



### CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** November 30, 2005

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending Ordinance 623, Zoning District of the City of O'Fallon, Illinois (Planned Use Development known as "Home Depot" Part of Parcel Number 03-26-0-110-003) – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee of the City Council reviewed the petition at their November 28, 2005 and recommended the project for approval with the conditions recommended by the Planning Commission. There was discussion about the safety considerations of having the storage units directly adjacent to the driving aisles running north and south. It was recommended that the units be pulled in closer to the interior space created to give a 5' buffer along those driving aisles.

#### **Background:**

The applicant, Steve Chittenden, Home Depot., has filed an application requesting to rezone 9,024 sq. ft. tract of land, part parking lot of store #1924(Home Depot), from B-1, Community Business District, to B-1(P), Planned Community Business District, for the purpose of adding a display area to the parking lot of the home depot at 1706 W. Hwy. 50. The subject property is located along the north side of W. Hwy. 50, on the east side of Auto Ct. The property is required to have planned use approval because of the permanent outdoor display.

The display area will be 90' x 90' and will consist of freestanding structures that will be for display units only. The display units will include among others gazebos, gardens sheds and larger structures. These structures will not require a foundation, although there is a means of tying them down when wind is a factor. The display will take up 64 existing parking spaces. Currently there are 571 spaces in the lot, with 507 as the balance after the display 'absorbs' the 64 stalls. The required number of parking spaces based on the main building's square footage (111,847 sq. ft.) is 458. This does not include the 9,024 sq. ft. for the display area itself. The display area has been 'strategically' located close to the building and away from the major roads to avoid major set back requirements as well as to avoid obstruction of visibility. The reduction in the amount of overall parking should not be a negative factor in approval of the display area.

The Planning Commission held a public hearing on the above referenced application at their Tuesday, November 22, 2005, 2005 meeting. Discussion ensued on the structures stability in windy conditions, and the lighting requirements. A representative speaking on behalf of the project explained that the structure will operate mostly during the day so that the need for lighting has not been taken into account. He also mentioned that at all times the display area will have a sales associate. It was pointed out however that even though no night time operations were planned for, the city ordinance

requires that all parking lots with after hours be lighted one foot candle across the parking lot. Since this structure will be erected in the parking lot, it could potentially "shadow off" some parking lot areas and it was suggested that the applicant submits a photometric plan adhering to city standards. Another issue was concerning regulation of pedestrian and vehicular traffic to the display area, restricting the area to pedestrian and service vehicles only. The Commission voted 6 ayes and 1 nay to accept the project report and recommend approval with the following conditions:

1. A bollard or other barricade should be installed at the opening to the display area.
2. The striped driving lanes to the north and south of the display area should prohibit vehicular movement and should be restricted to pedestrians and Home Depot service vehicles only.
3. The two proposed landscaped islands to the south should be a minimum of 7' in width, with appropriate tree plantings.
4. The display area will be confined to the area identified in this approved site plan.
5. Cross-access aisles to the east with the Wal Mart Super Center must be maintained open.
6. A photometric plan should be presented to the City. This plan should address the lighting impact (possible shadowing) of the display area on the parking lot and ensure compliance with the 1 foot candle of security-lighting City requirement.
7. The storage units adjacent to the driving aisles running north and south should be moved 5' closer to the interior of the 90' x 90' space to provide a minimum 5' buffer along the edge of the driving aisle for safety purposes. A safety chain should also be provided between units to help ensure customer safety.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff recommendation:** Staff recommends approving the petition with the conditions listed above.